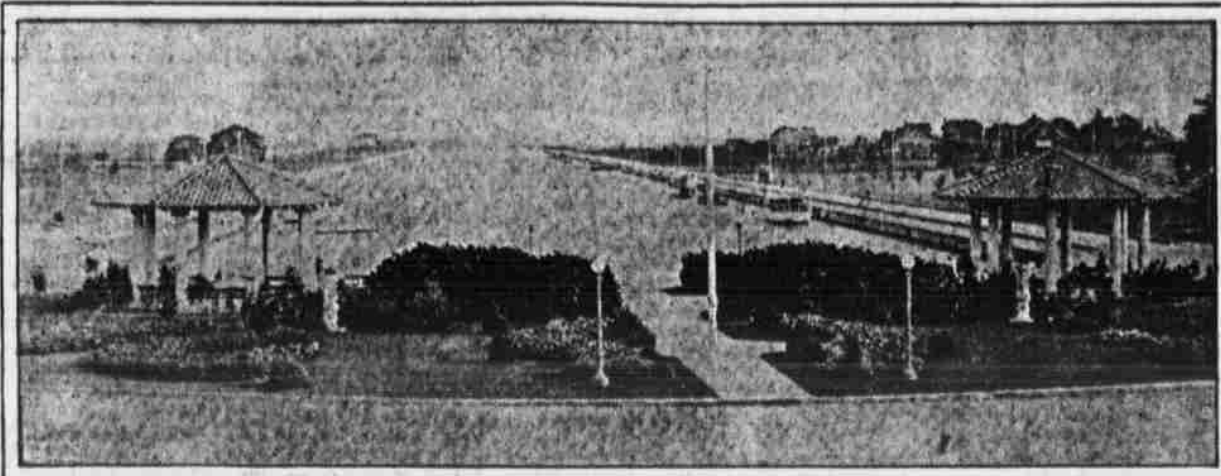
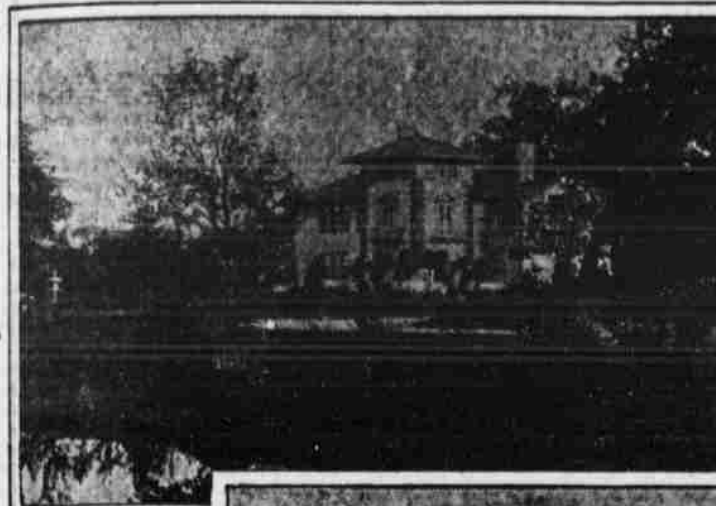


Bay Front and Lakeside Sites to Be Offered at "Cleanup" Sale of Original Brightwaters



BRIGHTWATERS
YACHT HARBOR
LOOKING TO-
WARD GREAT
SOUTH
BAY.



TYPE OF BRIGHT-
WATERS HOUSE
IN LAKE SECTION



PHELPS DRIVE
SHOWING PRO-
PERTY TO BE
SOLD.

CONCOURSE ALONG YACHT HARBOR AND PLOTS TO BE SOLD.

Having completed the development of Brightwaters, and having sold at private sale practically all of the property originally included in the bay and lake section of this well known development on the Great South Bay shore of Long Island, the T. B. Ackerson Company has decided to close out at auction all the land still remaining in its ownership. There are only 162 plots in all, in the bay and lake section and these are to be sold by the Jere Johnson, Jr. Company on Saturday, August 11.

The properties that constitute Brightwaters were purchased in 1907. Improvements on a large scale were at once started and before long the place began to attract favorable attention. In the work of development money was spent with a liberal hand. A considerable amount was used in accomplishing aesthetic effects, something the average real estate developer would derogate or couldn't understand or afford, but this was just the touch needed.

Brightwaters took, from the very start it has been a success and this despite the fact that it has been offered during a decade of depression, especially as regards real estate. Up to this time over \$2,000,000 has been spent on Brightwaters.

By the Fall of 1916, Brightwaters had a population of about 1,000, many of them all the year round residents. The great bulk of the property south of the street in the lake and bay sections has been sold. The T. B. Ackerson Company had done more than was anticipated and it was generally recognized that it was timely and proper that the cleanup of Brightwaters should be taken up by the community at large. So the village of Brightwaters was incorporated and the T. B. Ackerson Company ceded without any expense to the village property of an aggregate value of perhaps \$1,000,000, comprising the streets, parks,

lakes, waterways and the like. The creation of the village was a mighty good thing for all concerned and it is of importance to the prospective purchaser, for it eliminates any doubt as to the future upkeep of the property.

A month or so ago when taking account of stock it was found that there were only 162 plots—a relatively small percentage of the original area. These plots were somewhat scattered, but were among the very best at Brightwaters. The question of holding a closing out auction was mooted, and it was decided to hold such a sale on August 11. By eliminating the holdings of the land company from the market it would materially and in the near future enhance all land values. The T. B. Ackerson company consulted the residents about the matter and they have pledged their hearty cooperation and support and have promised moreover to try to induce their friends to become purchasers.

To the man or woman fond of the outdoor life Brightwaters makes a peculiar appeal. There is the Great South Bay which at Brightwaters and Bay Shore is at its best. This affords bathing, sailing, motor boating and fishing. Across the bay is Fire Island and the inlet, the latter the haunt of the bluefish and of the big weakfish. Brightwaters has one of the best equipped modern bathing pavilions on Long Island, and there is a fine bathing beach for the little ones. The yacht harbor is a centre of interest along which are a number of the plots to be sold. It ends in great piers extending out into the bay. This yacht harbor or basin was constructed at great expense, but it has much more than paid for itself, for there is nothing like it in these parts. It has a good depth of water and is extensively used.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

JERE JOHNSON JR. CO.
Real Estate Auctioneers
HAS BEEN DIRECTED BY
T. B. ACKERSON CO., Owner
TO SELL AT

ABSOLUTE AUCTION

WITHOUT LIMIT OR RESERVE

Saturday, August 11th

at 2:30 P. M., on the premises, rain or shine.

162 LARGE PLOTS

VARYING IN WIDTH FROM 50 TO OVER 100 FT. AND IN DEPTH FROM 125 TO OVER 200 FT., BEING ALL THE PLOTS NOW UNSOLD, IN THE

BAY and LAKE SECTIONS of



(NOW AN INCORPORATED VILLAGE)

THE BEAUTIFUL RESIDENTIAL PARK
ON GREAT SOUTH BAY

IMMEDIATELY ADJOINING

BAY SHORE, LONG ISLAND

"ONE HOUR FROM HERALD SQUARE"

These 162 Plots are the Very Best at Brightwaters
Many of them Facing the Yacht Harbor
and the Various Lakes

BRIGHTWATERS typifies country life in America at its best. The new "daylight saving" law will make country life more popular than ever. Brightwaters has, of course, city improvements and conveniences. It's a community for refined, discriminating people. At the same time it's democratic and a place which does not exclude the man of moderate means.

It appeals to the red-blooded man or woman fond of the outdoor life and it's a paradise for the kiddies. Being now an incorporated Village its future upkeep is assured. Intelligently restrictions protect the purchaser.

THE GREAT SOUTH BAY, THE YACHT HARBOR, THE BEACH, THE BATHING PAVILION, THE PIER, THE FIVE LAKES, THE WONDERFUL TREES, THE WINDING DRIVEWAYS, THE SUBSTANTIAL IMPROVEMENTS, ARE SOME OF THE MANY ATTRACTIVE FEATURES.

TERMS: 10% and the auctioneer's fees down. If the purchaser desires to pay in monthly installments, 10% additional on or before Sept. 11, 1917, then the balance in 30 EQUAL MONTHLY PAYMENTS or 60% on mortgage, or 3% discount for all cash.

Titles will be insured to purchasers, without expense to them, by the TITLE GUARANTEE & TRUST CO.

The sale will be conducted (rain or shine) under a large tent.

In order that the many who will come from the City may arrive as early as possible at the same time, thus permitting the sale to be promptly started, A SPECIAL TRAIN WILL BE RUN ON THE DAY OF THE AUCTION, LEAVING THE PENNA. STATION, NEW YORK, AND FLATBUSH AVE., BROOKLYN, AT 12:30.

Complimentary tickets may be obtained upon personal application. A considerable percentage of the audience will, no doubt, run down in their cars. To those who have never visited Brightwaters all we need say is that the Merrick or South Country Road passes through the property, which is beyond Babylon and just this side of Bay Shore.

Representatives will be at the Brightwaters office on the Merrick Road every day before the sale to show the property.

Illustrated maps and further particulars from

T. B. ACKERSON CO., 1 West 34th St., Manhattan, or
JERE JOHNSON JR. CO., 193 Montague St., Brooklyn.

NEW JERSEY REAL ESTATE FOR SALE. CRANFORD ATTRACTIVE HOUSE DOUBLE GARAGE AND TENNIS COURT. 7 rooms and bath; every latest improvement; open fireplace, panel lining room, mirror doors; must be seen to be appreciated; will sacrifice for quick sale. \$2,750, may terms; other house \$2,250 up. For rent; communication 194c. SHAW, 244 Lincoln Ave., Cranford, N. J.

NEW JERSEY REAL ESTATE FOR SALE. FINEST Agricultural Estate in New Jersey at its value, \$12,500; elite section; 250 acres, highly profitable; \$4,000 down. GRANT & PARISH, Broker in Farms, Ashbury Park, N. J.

THREE large lots with 14 roomed cottage, furnished on shady knoll with park and lake, in central location in Belmar, N. J., to close estate. L. M. H., box 15, 1547 Hoboken.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

GET THIS! THE ABSOLUTE TRUTH! YESTERDAY

\$1500 lots sold for \$200 each
\$800 lots sold for \$100 each
\$500 lots sold for \$60 each

Perfect residential lots
with all City improvements

At the absolute Auction Sale of

RIVER VIEW MANOR

at Hastings—on Hudson—Dobbs Ferry
the superb residential suburb of N. Y.

100 Choicest Plots and 2 Residences

REMAIN TO BE SOLD

At the REAL ESTATE EXCHANGE

14 Vesey St., New York City.

at 12 M. MONDAY, July 23

Savings Bank Books or Liberty Bonds taken as deposit on the purchase of lots.

For information, apply to
J. Clarence Davies, 149th St. & Third Ave.
Joseph P. Day, 31 Nassau St., Agents and Auctioneers

75% can remain on mortgage

NEW YORK REAL ESTATE FOR SALE. NEW YORK REAL ESTATE FOR SALE. REAL ESTATE FOR SALE—QUEENS. REAL ESTATE FOR SALE—QUEENS.

Magnificent All Year Estate

On West Shore of Hudson River

(20 Miles from New York City)

A thoroughly modern home at the widest and most picturesque part of the Hudson River—which will particularly appeal to those fond of yachting and water sports.

Main house (about 2 years old) is of white stucco, with green tiled roof, with every known convenience. Spacious garage of same construction.

Large shore house with ballroom, billiard room, &c.; bachelor's bungalow, bath house with private beach, boat house and dock, &c.

Grounds, comprising about 5 acres, are artistically laid out with terrace, driveways, lawns, flower gardens, &c.

Electricity, gas, water, most modern heating system.

TWO WELL KNOWN HIGH POWERED SPEED BOATS WILL BE INCLUDED.

To be sold to settle an estate—An Exceptional Opportunity.

Price \$100,000. Brokers' Inquiries Solicited.

For inspection permit and further particulars apply to

Telephone 744 Cortlandt. Joseph P. Day, Sole Agent. Executive Offices, 31 Nassau St., N. Y. C.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

BUY—DON'T RENT if You Want the Most for the Least Outlay.

You know apartment rents are up—you know how the coal clause in New N. Y. apartment houses will make your rent still higher—how much—depends on price of coal this winter.

Make Your Own Comparison.

Rare Value—\$3,500—Terms Same as Rent

Beautiful All-Year Home, Near Water

READY TO LIVE IN NOW. 10 Rooms, 3 Baths. Grounds, 100 by 165 Feet.

Convenient Commutation. Exp. Service to N. Y.

A delightful home in select neighborhood; beautifully situated on hill overlooking Hudson River; high elevation; contains living room, with open fireplace; dining room, kitchen, library, butler's pantry on first floor; four bedrooms, two tiled bathrooms; three bedrooms, bath on second floor; near country club and tennis; ideal water sport, canoeing, bathing and fishing in summer. See this property, compare it with any priced at \$12,000 near New York, highest, healthiest altitude within commuting distance of New York. Send for floor plan. Tel. 1931 Cort. F. B. WELLS, 170 W. 42nd St., N. Y. C.

One of the show places of Cranford MUST BE SEEN TO BE APPRECIATED.

Booklet and further particulars from "Phone 744-Cort. Joseph P. Day, Sole Agent, N. Y. City."

REAL ESTATE. JERREY Palisades two family bungalow, \$12,950, \$12,950; opposite 18th, 19th, Manhattan; fifteen, nineteen rooms; modern, separate conveniences; sleeping porch, extra land, garage facilities; required, \$15,000 each. KRIEGER, 60 Newark Street, Hoboken. Telephone 1547 Hoboken.

BEAUTIFUL California Bungalow; hour out in the hills; Stickleby Craftsman design; seven rooms, bath, hot water heat; electric lights, beamed ceiling, inglenook, two fireplaces, large shaded plot; six minutes station; Western owner will sacrifice. Box 2, 261, Mahwah, N. J.

Write for Booklet "S."

Sage Foundation Home Co.

Forest Hills Gardens

15 MINUTES FROM PENN. STATION

A place of Artistic Surroundings.

26 new Houses for sale on attractive terms.

Prices from \$10,500 to \$25,000.

47 West 34th St. New York

Forest Hills Long Island

LONG ISLAND REAL ESTATE FOR SALE

IDEAL SMALL FARMS

HOUSE & 2 ACRES \$1350

On North Shore, commuting distance, near fresh water lake, boating, bathing and fishing; best property for chickens, vegetables, fruit and berries.

ACRE FARMS, FRUIT AND SHADE TREES, \$1500

\$25 DOWN—\$5 MONTHLY

Call or write at once for free R. R. tickets

C. SMALL FARMS, 100 Flatbush Ave., Brooklyn.

HANDSOME 7-ROOM HOME.

Large, airy rooms; heat, gas, electricity; modern kitchen and bath; porch; beautiful plot, all planted with variety of vegetables and flowers; near trolley, school, stores and places of interest.

Interested party for \$200 cash and balance monthly. PARK, box 127, 6th office.

FARM—COUNTRY HOME, residence 12 rooms, bath, large barn, 3 fully cultivated acres, growing potatoes, corn, &c., 200 full bearing fruit trees, horse and two carriages; five minutes station and trolley; Main Line, \$6,000, half cash, J. B. SWEEZEY, Patchogue, L. I.

SEASHORE HOME, 12,000, on easy terms; beautiful location, bay and ocean; garden plot; nice locality; improvements; near trolley, school, stores. Write for further particulars. SHORE HOME, box 144, 6th office.

NEW HOUSE, GARDEN CITY EST.

8 rooms, 2 baths, garage; 2 blocks from depot; best neighborhood; low price; easy terms or free lots as first payment. F. L. PERGUSON, 65 Orange St., Brooklyn.

FOR LOW COST, HIGH-GRADE BUNGALOWS AND HOME BUILDING PLOTS VISIT BEAUTIFUL BRIGHTWATERS, BROOKLYN, ON SUNDAY, JULY 23, 1917.

BAKER CROWELL & CO., REAL ESTATE BROKERS, 100 WEST 34TH ST., NEW YORK.

FOR SALE OR RENT.

BOYSIDE DOUGLASSON LITTLE NECK GREAT NECK MANHASSET PORT WASHINGTON

Homes to Rent from \$40 to \$300 a Month and for Sale

230 Broadway, N. Y. City. Tel. 3202 Cort.

BOROUGH OF BROOKLYN—FOR SALE.

BARGAINS THIS MONTH—ONLY 21 1-FAMILY houses with garage, 9 rooms, gas, electric, parquetry, \$2,850; \$270 cash, balance \$12 monthly, with interest. Builders, 128 77th St. Take West End Subway to 77th St.

REAL ESTATE WANTED.

OWNERS of commercial waterfronts, factories, factory sites, warehouses, draying wharves or land, should communicate with Fred S. Corbin, Specialist, 10 Wall St. Tel. Becton 9121.

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MORE TRANSIT FOR QUEENS.

The first train over the Second Avenue elevated road to Queens will be placed in operation at midnight to-night. This is the fifth transit link to Queens. The sixth will be the Brooklyn and Manhattan Transit subway, which will connect the East River to the Bridge Plaza station in Long Island City. This tunnel is now about 33 per cent completed and operation of it is anticipated by the fall of 1918.

\$275,000 RICHMOND APARTMENT

Plans have just been completed by Benjamin W. Levitan for an apartment house to cost \$275,000, exclusive of the site. The building will be of the Park Avenue type of apartments and occupy a plot 200x150, lying between Stuyvesant and Public Alley, on the southerly side of Wall street, near Brighton Station Island.

CONNECTICUT REAL ESTATE.

FOR SALE OR RENT.

Noroton ON THE SOUND

2 Acres of Beautiful Waterfront; 4 acres of Meadow. Ten Room House. Property directly west of Collier's Point. May be purchased at a decided bargain. For further particulars apply S-732.

fish & Marvin

527 5th Ave.

REAL ESTATE.

ESTABLISHED JULY, 1917. BRYAN L. KENNELLY Real Estate Broker, Appraiser & Auctioneer, 125 Broadway, Telephone 1547 Cortlandt.

A NEW EFFICIENCY HOME

at moderate priced residence colony in Hill section of Jamaica. Address DEANON CONTRACTING CO., Hillside Ave., Jamaica, N. Y. C.

REAL ESTATE FOR EXCHANGE.

TAKE your lot or other property account. 1 and 3 family houses or income Sals. A. A. SHALY, 144 Nassau St., N. Y.

MORGENTHAU JR. MORTGAGES

25 PINE STREET